

**AGENDA  
Zoning Board  
Borough of Rumson  
May 17, 2016  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1.** The continued application of **Joseph & Amber Guardino**, 25 Waterman Avenue (Corner Washington Avenue) Waterman Avenue (Primary Front) and Washington Avenue (Secondary Front) / Block 145, Lot 6, R-5 Zone) to elevate the residence to meet required Base Flood Elevation (B.F.E.), enclose existing front and rear covered porches and construct new rear fill-in additions at the existing premises. The property is currently non-conforming in Minimum Lot Area 8,000 sf. Required; 6,585 sf. Existing, Primary Lot Width and Frontage (Waterman Avenue) 75 feet Required; 50.09 feet Existing and Corner Lot Shape 33 feet Required; 14 feet Existing. The residence is non-conforming in Primary Front Setback (Waterman Avenue) 35 feet Required Building; 24.42 feet Existing and 30 feet Required Porch; 20.33 feet Existing, Secondary Front Setback (Washington Avenue) 35 feet Required Building; 8.08 feet Existing and 30 feet Required Porch; 4.59 feet Existing; Maximum Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing and Maximum Floor Area 2,475 sf. Permitted; 3,714 sf. Existing. Based on the Board's review and discussion relative to this application at the March 15, 2016 meeting the applicant submitted a revised Architectural Plan by Robert Adler, Architect, sheets 1-8, dated 2/15/16, last revised 3/29/16. The revised plan removes one of the screened porches and a portion the proposed attic living space reducing the propose Floor Area 2,475 sf. Permitted; 3,714 sf. Existing; 3,971 sf.; 3,737 sf. Proposed and also reduces the Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing; 2,121 sf. Proposed and creates non-conformity in Maximum Permitted Elevation Ridge 43 feet Permitted; 48.96 feet Proposed and Eave Elevation 34 feet Permitted 43.5 feet Proposed.

**2.** The application of **David & Karen Devlin**, 149 Blackpoint Road (Corner Wood Lane) Blackpoint Road (Primary Front) and Wood Lane (Secondary Front) (Block 71, Lot 11, R-4 Zone) to remove existing greenhouse, rear patio and portion of driveway and reconstruct rear garage area. Construct new covered porticos on garage and residence and create a second curb cut and circular driveway at the existing premises. The residence is currently non-conforming in Building Coverage 3,056 sf. Permitted; 3,969 sf. Existing and Floor Area 3,500 sf. Permitted; 4,092 sf. Existing. In addition the existing detached garage/green house is non-conforming in Side Setback Required 6 feet / Shown 1.9 feet. New construction will create non-conformity in One (1) driveway curb cut permitted; 2 Driveway curb cuts Proposed, Lot Coverage 6,941 sf. Permitted; 6,596 sf. Existing; 7,150 sf. Proposed and reduce non-conformities in Lot Coverage 6,941 sf. Permitted; 6,596 sf. Existing; 7,150 sf. Proposed and Building Coverage 3,056 sf. Permitted; 3,969 sf. Existing; 3,664 sf. Proposed.

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**3.** The application of **B5 Investments, LLC**, 59 Wardell Avenue (Block 105, Lot 34, R-2 Zone) to raze existing house and retain the existing in-ground pool. Construct a new single-family residence at the existing premises. New construction will create a non-conformity in having an accessory structure (in-ground pool) on the property without principal building.

**4.** The application of **Scott & Lauren Zoeller**, 2 A Lakeside Avenue (Block 39, Lot 14.01, R-6 Zone) to amend the previously approved Resolution dated July 21, 2015 granting variances to construct a new open covered front entry portico, add a roof overhang over existing attached garage doors, and add a rear deck and walkway at the existing premises. Reconfigure rear deck eliminating the west walkway and expanding the east portion of the deck.

**5.** The application of **Thomas & Faith Brownlee**, 3 Wood Lane (Block 71, Lot 7, R-4 Zone) to remove existing shed and a portion of the north side of the residence. Construct a new front two-car attached garage and extend driveway, with living space above, cover existing front stoop, new two-story side addition and one-story rear at the existing premises. The property is currently non-conforming in Minimum Lot Frontage 75 feet Required; no frontage Existing, Wood Lane is a Private Road, Driveway openings one (1) Permitted; two (2) Existing. The residence is currently non-conforming in Side Setback required one side 14.5 feet and total sides of 22.5 feet; Existing one side 8.7 feet and total sides of 59.6 feet and Maximum Floor Area 3,500 sf. Permitted; 3,552 sf. Existing. New construction will eliminate side setback non-conformity increase non-conformity Maximum Floor Area 3,500 sf. Permitted; 3,552 sf. Existing; 4,605 sf. Proposed.

**ADMINISTRATIVE:**

**Approval of April 19, 2016 Minutes**

**Approval of May 17, 2016 Resolutions:**

**Katherine Vossen**, 53 Washington Street (Block 30, Lot 12, R-5 Zone)

**Elizabeth Quirk**, 8 Highland Avenue (Block 56, Lot 3, R-6 Zone)

**Alan Spina**, 5 Maple Avenue (Block 67, Lot 1.01, R-5 Zone)

State Shorthand Reporting Service